

ALTERNATE MATERIALS AND METHODS OF

CONSTRUCTION

(AMMC)

(2001)

The following is a summary of processed Alternate Materials and Methods of Construction applications, which were filed, with the City of San Jose Building Division in year 2001. The paper copy of the original documents can be viewed at the Building Division. Due to copyright law, these documents can not be copied without a written permission of owner and architect/engineer. Individuals interested in viewing any particular AMMC document are encouraged to contact Paul Garcia at (408) 277-8666 or Roger Beaudoin at (408) 277-8170.

Since each application of AMMC request is uniquely tailored for a specific project to address a unique situation, the same approval may not be applicable to other projects even though there may be strong similarities between the projects. However, projects with similar AMMC request conditions may cite previous approvals as supporting evidence for their specific request..

AMMC #	Code Section ①	Project Name or Address	Subject of Alternate	Approved Alternates / Actions
01-001	506	Santana Row	Height of building to be measured from TOP of the podium rather than grade.	<ol style="list-style-type: none"> 1) All buildings equipped with NFPA 13 2) FD vehicle access to fire hydrants at podium level 3) 1-hour occupancy separation & area separation walls 4) 1-hour draft stop in attic spaces 5) All wiring for above the podium to be in conduit or metal clad cable 6) All plumbing and fixtures to be non-combustible. 7) Building exterior to be non-combustible. 8) All stairs to have ladder access via hatch to the roof.
01-002	311.2.2.1	Santana Row	To permit two above-grade levels of parking below 3-hour podium in lieu of one story	<ol style="list-style-type: none"> 1) Fire Dept. vehicle access (see 01-001). 2) Ventilation rate for garage exhaust will be enhanced over code minimum. 3) F. D. control switches will be provided for exhaust system.
01-003	311.2.2.1	Santana Row	To permit one level of S-3 parking to be located on top of podium	<ol style="list-style-type: none"> 1) Same ventilation requirement as 01-002 2) Podium will be designed as a secondary grade (see 01-001) 3) All occupancies above S-3 will be separated by a 3-hour O.S.
01-004	311.2.2.1	Santana Row	To permit a type II-1 hour B-occupancy above podium. This will be constructed above an open space. This is to permit the arched 3-hour podium separation with 6 glazed openings.	<ol style="list-style-type: none"> 1) Quick response sprinklers to be provided on each side of glazed windows in the archway. 2) B-Occupancy to be enclosed in 3-hour construction

01-005	311.2.2.1	Santana Row	To permit A-2.1 occupancy below 3-hour podium.	<ol style="list-style-type: none"> 1) O.S between A-2.1 and S-3 will be upgraded from 2-hours to 3-hours 2) Additional vestibules between the A-2.1 and S-3 will be provided at each entrance into these occupancies. 3) These vestibules to smoke-resistive construction 4) No exiting from A through S. 5) Occupancy load of A not to be over 750.
01-006	1004.2.3.2	Santana Row	To permit a single exit from the 3 rd floor of an individual dwelling unit, where the total floor area is over 500 S.Q.	<ol style="list-style-type: none"> 1) NFPA 13 with quick-response heads will be installed throughout the 3rd floor and the combustibile concealed spaces. 2) Sprinklers in all bathrooms. 3) Single station smoke detectors will be installed in each room on the exit access from the space.
01-007	302.3	Santana Row	To permit glazing between A-2.1 & S-3	<ol style="list-style-type: none"> 1) All non-glazed portion of A occupancy to be 2-hr. 2) All glazed openings will bw protected with Central WS (Window Sprinkler) on each side. 3) These glazing to be maximum 13' high and heat-strengthened or tempered glass. 4) Closely spaced sprinklers and draft curtain will be provided at the garage entrances to stairs, as required for escalator openings.
01-008	Table 3-B	Santana Row	To permit an opening between M & S-3 under the podium	<ol style="list-style-type: none"> 1) 18" draft stop between S and other occupancies. 2) Quick response sprinklers spaced not more than 6 feet placed within 6 to 12 inches of draft stop. 3) Increase exhaust capacity of the garage (see 01-002). 4) 1-hr occupancy separation between M and A-2.1.
01-009	711	Santana Row	To allow an open convenience stair connecting 4 levels.	<ol style="list-style-type: none"> 1) This stair is separated from the occupied adjacent spaces by 2-hr construction on each floor. 2) Same as item no. 4 in 01-007.

01-010	UMC 504.3	Village at Museum Park	Vertical dryer vents through roof	1) In-line fans as dryer vent boosters
01-011	311.2.2.1	Santana Row	To permit 2 above grade levels of M occupancy below 3 hour podium	1) Quick response sprinklers in entire M occupancy 2) All elevator penetrations through the floor slab will be provided with smoke tight separation for all levels below the podium. 3) Smoke detectors within 5' of stair access points. 4) Type III 1-hour building above podium will be limited to 3 stories.
01-012	Table 5-B	Santana Row	To permit the average height of Type III 1-hour building to be 69'6"	1) The space above 65' will be inaccessible, unusable and provided with sprinklers. 2) 1-hr. rated partitions will be provided within the attic spaces to subdivide the common space into 3000 sq. ft. maximum
01-013	310.4	Santana Row	Sleeping rooms opening into the interior courtyard	Provide 2 35-foot rescue ladders at the podium level
01-014	1004.2.4	Santana Row	To measure the exit separation distance along the path of travel through the exit courtyard	1) Provide a level of protection similar to a corridor 2) Openings to be protected similar to that required for exit courts.
01-015	302.3	2555 S Bascom Ave.	To permit to eliminate 1 hour rating between porte-cochere (S3) and lobby (B)	Quick response sprinklers added to inside and outside of lobby entry doors.
01-018	Table 5-B	Santana Row	Similar to 01-012	See 01-012

01-019	1006.3.3.2	4500 The Woods Dr.	To permit electric meter and hot water heater room under an exterior exit stair	1) Provide 2 hr. construction at exterior walls and roof ceiling assembly of room. 2) 90 minute rated doors 3) No venting in doors walls or roof of the room.
01-020	505.2, 504.3 exception1, 2000 IBC 507.4	5215 Hellyer Ave.	Permit to reduce open space around the building (60-foot requirement)	1) 4 hour fire resistive enclosure on grade in lieu of 60 feet yard clearance.
01-021	1203, 310.4	1185 Nevada Avenue	Basement lacking required natural light.	Natural light provided by skylight and fixed windows.
01-022	3002, 1003.3.1.2	1550 Bascom Ave.	Use of emergency sensors & pull station alarm to release elevator lobby door security card reader locks.	Installation of security card reader lock with fail-safe emergency release provisions.
01-023	1004.3.4	4 North 2 nd Street	Permit non-rated opening into corridor	Install water curtain in lieu of fire rated glass.
01-024	504, 505, Table 5-B & 6-A	179 Branham Ln.	Upgrading construction type to III 1-hr. to allow for area increase without upgrading roof assembly to 1-hr construction	1) Provide fire alarm and detection system throughout 2) See original documentation for more.
01-025	1003.3.3	2859 Varden Avenue	Permit Alternative riser Stairway	APPLICATION DENIED
01-026	503.4.3	Santana Row	Permit heavy timber in lieu of fire retardant wood	Provide minimum 6 x 10 lumber

01-027	503.4.3	Santana Row	Same as 01-026	Same as 01-026
01-028	1005.3.3.1	560 S. Winchester Blvd.	To provide a communicating open stairway between 4 th , 5 th , and 6 th floor	Provide a 2-hr. fire rated enclosure of the stair at the 6 th floor (including a fire shutter & 90 minute fire rated openings).
01-029	1004.2.3.2	Santana Row	See 01-006	See 01-006
01-030	1004.2.3.2	27 S. Keeble Avenue	Permit one stair from the 3 rd floor of a townhouse	Provide NFPA 13D with modification per City of San Jose requirements.
01-032	1003.3.3.10	Santana Row	To permit unprotected openings into enclosed exit stairs within 10 feet of non-rated openings into the building.	1) Provide sprinklers on both sides of openings. Provide 18" draft stops with quick response sprinklers on the interior side of the draft stop.
01-033	Table 3B	1144 S. 2 nd Street	See 01-015	See 01-015
01-034	503.1, 503.2.1	758 Lenzen Ave.	Permit exterior wall garage openings that are less than 20 feet to property line	Provide quick response sprinklers at maximum 6' on center on both sides of the openings
01-035	606.5, Table 6A	5905 Silver Creek Valley Rd.	WITHDRAWN BY APPLICANT	WITHDRAWN BY APPLICANT
01-036	504.6.1	5905 Silver Creek Valley Rd.	WITHDRAWN BY APPLICANT	WITHDRAWN BY APPLICANT
01-037	1003.3.1.8	560 S. Winchester Blvd.	Permit to use card operated electric lock set in an elevator lobby	Provide pull stations and smoke detectors to override electric lock set in the event of emergency.
01-038	1004.3.4.5	North Park	Permit to eliminate Smoke Guard at elevators.	Ok to eliminate the smoke guard since the corridors are designed more like exterior exit balcony, which are open more than 50%.

01-039	Table 5-A	596 S. 2 nd Street	Protection of exterior wall openings in existing structures.	Openings to be fitted with 5/8" type X gyp board while the new adjacent structure is being built. Existing building will be demolished soon after construction of the new building.
01-040	704	Las Palmas Apartments	Request to individually fireproof structural steel	1) To treat paired structural members as one. 2) To provide structural plywood panel between members.
01-041	704	North Park Apartments	Request to individually fireproof structural steel	1) To treat paired structural members as one. 2) To provide structural plywood panel between members.
01-042	302.3	85 Rio Robles	Permit to eliminate rated glazing in occupancy separation between A-3 & R-1.	Provide quick response sprinklers on both sides of the opening.
01-043	302.3	70 Descanso Dr.	Permit to eliminate rated glazing in occupancy separation between A-3 & R-1.	Provide quick response sprinklers on both sides of the opening.
01-044	704	85 Rio Robles	Permit to reduce one hour fire protection wrap of structural members	Provide double layers of type X gyp. Bd., spray fire proofing, extra solid blocking where needed to achieve 1 hour rating.
01-045	1007.4.3, 1003.3.1.2	3725 N. 1 st Street	Permit to install automatic sliding door at FAB	Provide ESLO sprinklers and smoke detectors at both sides of the sliding door.
01-046	1003.3.1.8	1 Almaden Blvd.	Permit for elevator lobby door to be controlled with card reader	1) Provide and install emergency door release station and required signage. 2) Provide manual pull station in elevator lobby with a sign above it.

01-047	713.8, 1004.3.4.3.2.2	1775 Story Rd.	Permit to eliminate 45 minute window	Provide WS Horizontal Sidewall Sprinklers in accordance to ICBO Report No. ER-5790.
01-048	704	25-39 E. Rio Robles	SAME AS 01-044	SAME AS 01-044
01-049	302.3.2	44 West Julian	Allow opening between lower portion of live-work in type I construction and in upper portion of unit in type III construction	Provide a vertical 4 hour occupancy separation at type I with no enclosure at the top of shaft (see original document for more info.).
01-050	Table-5A	44 West Julian	Allow to eliminate protection of wall openings due to location on property	<ol style="list-style-type: none"> 1) Provide water curtains at window and glazed door openings. 2) Provide automatic sprinkler systems on both sides of window openings.
01-051	Table-3D	44 West Julian	Protection of openings between R-1 lobby and porte cochere.	<ol style="list-style-type: none"> 1) Protect glazed entry with “water Curtain”. 2) Provide W.I.W. for porte cochere side of glazing.
01-052	1005.3.3.5	44 West Julian	Allow for an elevator vestibule on the street level to open onto a stair enclosure.	<ol style="list-style-type: none"> 1) Provide stair enclosure with 3 hour rating. 2) Openings at the elevator to be 3 hour door on hold open. 3) Fire sprinkler heads to be increased by 1.5x at the enclosure and elevator. 4) Smoke detectors to be installed at the elevator vestibule door. 5) See original document for more info.
01-053	311.2.2.1	44 West Julian	Allow an R-1 to be located with type I substructure portion at the first floor of a mixed construction building of type I and III.	See original document.

01-054	1004.3.4.3.1	44 West Julian	Allow non-rated openings	Provide quick response sprinkler heads.
01-055	302.3	301 S. Market Street	Protection of openings between R-1 lobby and porte cochere	1) Protect glazed entry with “water Curtain”. 2) Provide W.I.W. for porte cochere side of glazing.
01-056	Table 5-A 1003.3.1.2	301 S. Market Street	Exit across property line; from hotel into Convention Center	1) Provide a 3 hour Won-Door (ICBO ER-3890) at exit. 2) Won-Door shall be activated by smoke detectors.
01-057	Table 5-A, 1003.3.1.2	301 S. Market Street	Exit across property line; from hotel into Convention Center	1) Provide a 3 hour Won-Door (ICBO ER-3890) at exit. 2) Won-Door shall be activated by smoke detectors.
01-058	403.7	301 S. Market Street	Eliminate elevator lobbies.	Use Smoke Guard in lieu of elevator lobby.
01-059	1003.3.1.2, 404.48	301 S. Market Street	Permit use of overhead security doors as required exit	No alternate proposed. The configuration is equivalent to a covered mall. Approved.
01-061	1005.3.3.3	Santana Row	Permit for one of the 3 enclosed stairs from the upper floors of the building to discharge into the two story entrance arcade on the ground floor.	1) Provide an upgraded level of sprinklers and smoke detectors at entrance to arcade. 2) See original document for more info.
01-062	1004.3.4.3 (exception 4)	2542 S. Bascom Avenue	Allow existing corridors to remain without full compliance to 1 hour corridor.	Provide smoke detectors at the first and second floor corridors and construct new corridor extension to be 1 hour rated.
01-063	503.2.1	Betty Ann Gardens	Allow roof projection beyond exterior walls.	1) Provide exposure sprinklers to protect the roof projections. 2) See original document for more info.

01-064	312.2.2	Betty Ann Gardens	Allow the open court and fire resistive construction of the court walls to act as an adequate separation in order to go beyond 3000 square feet requirement.	Approved as presented (see original document for more info.)
01-065	1003.3.1.8	560 S. Winchester Blvd.	Permit for elevator lobby door to be controlled with card reader	1) Provide and install emergency door release station and required signage. 2) Provide manual pull station in elevator lobby with a sign above it.
01-066	1701, 1924	1446 Hicks Avenue	Allow Pneumatically Impacted Stabilized Earth system	Provide special inspection (see original document for details).
01-067	Table 5A, 705	South Keeble Avenue	Allow to eliminate the protection of exterior exit stair way within 3 feet of property line.	Provide sprinklers under the ceiling side of roof of exterior exit stairway.
01-068	(FEMA 353) 1.4, 3.3, 4.7	488 Almaden Blvd.	Joints, joints at and below 5 th floor, were welded at 225 degrees instead of 350 degrees.	1) MT and UT test for these joints were all good.
01-069	Table 5A, 503.2.1	College Park	Allow openings in exterior wall where openings are not allowed.	1) Provide water curtain on both sides of openings at all levels. 2) Sprinklers to be quick response heads. 3) Provide baffles. 4) Unit entries to have the same requirement as doors opening into 1 hour corridor.

01-070	1001.1	College Park	Allow exits from buildings across the property lines into adjacent property.	Adjacent property to grant recorded easement. See original document for more detail and the recorded easement.
01-071	Table 5A, 311.9.6	College Park	Allow openings in exterior wall where openings are not allowed.	Adjacent property to grant recorded easement. See original document for more detail and the recorded easement.
01-072	Table 5A, 311.9.6	College Park	Allow openings in exterior wall where openings are required to be protected.	<ol style="list-style-type: none"> 1) Provide water curtain on both sides of openings at all levels. 2) Comply with F.D. guidelines for W.I.W. 3) Roll down doors shall be fusible link actuated only. 4) Increase area of sprinklers to 2500 Sq. Ft..
01-073	711.3	2165 The Alameda	Allow for open shaft to penetrate 2 floors	<ol style="list-style-type: none"> 1) Provide 1 hour fire resistive glass wall enclosure at 3rd floor with approved fire sprinkler system in the shaft.
01-074	Table 5A, 705, 503.2.1	44 W. Julian Street	Allow Balcony projections located in yards where opening protection is required.	<ol style="list-style-type: none"> 1) Provide balcony with noncombustible construction. 2) Openings to be protected with water curtain at this level. 3) Underside shall be protected by 2x of the sprinkler heads.
01-076	1003.3.1.8	2077 Gateway Place	Permit for elevator lobby door to be controlled with card reader.	<ol style="list-style-type: none"> 1) Provide and install emergency door release station and required signage. 2) Provide manual pull station in elevator lobby with a sign above it.

① 1998 CBC, unless noted otherwise.